033.0	0001	0013.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,030,800 / 1,030,800
					USE VALUE:	1,030,800 / 1,030,800
					ASSESSED:	1,030,800 / 1,030,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		GARDNER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEEFE-PERRY KRISTINA L G
Owner 2:	
Owner 3:	
Street 1:	35 GARDNER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRANK ALAN -
Owner 2:	-
Street 1:	35 GARDNER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,246 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1909, having primarily Wood Shingle Exterior and 2760 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6246.000	642,100		388,700	1,030,800
Total Card	0.143	642,100		388,700	1,030,800
Total Parcel	0.143	642,100		388,700	1,030,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.48 | /Parcel: 373.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 22530

GIS Ref

GIS Ref

Insp Date 07/01/16

!2692!

PREVIOUS ASSESSMENT

Parcel ID 033.0-0001-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	642,100	0	6,246.	388,700	1,030,800	1,030,800	Year End Roll	12/18/2019
2019	104	FV	486,200	0	6,246.	352,300	838,500	838,500	Year End Roll	1/3/2019
2018	104	FV	486,200	0	6,246.	334,100	820,300	820,300	Year End Roll	12/20/2017
2017	104	FV	456,600	0	6,246.	291,500	748,100	748,100	Year End Roll	1/3/2017
2016	104	FV	378,700	0	6,246.	249,000	627,700	627,700	Year End	1/4/2016
2015	104	FV	316,400	0	6,246.	230,800	547,200	547,200	Year End Roll	12/11/2014
2014	104	FV	316,400	0	6,246.	191,300	507,700	507,700	Year End Roll	12/16/2013
2013	104	FV	328,900	0	6,246.	182,200	511,100	511,100		12/13/2012

PRINT

Date	Time
12/10/20	18:03:17

LAST REV

Date	Time
10/12/16	14:50:57
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2692

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANK ALAN,	65924-251		8/17/2015		850,000	No	No		
ADRAGNA NICHOLA	22259-419		7/31/1992		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2015	1186	Redo Kit	57,000		8/24/2015			Replace kitchen ca
6/21/1996	280		3,800					REMODEL ROOM/HALLW
7/10/1992	296		11,000					19X14 FAMILY ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2016	Meas/Inspect	DGM	D Mann
7/1/2016	Left Notice	DGM	D Mann
6/29/2016	Sales Review	PT	Paul T
4/23/2009	Measured	163	PATRIOT
2/28/2000	Mailer Sent		
2/22/2000	Measured	264	PATRIOT
6/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	22530
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6246		Sq. Ft.	Site		0	64.	0.97	3									388,723						388,700	

Total AC/HA:	0.14339	Total SF/SM:	6246	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	388,723	Spl Credit		Total:	388,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GOLD		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.03043473
Const Adj.:	0.99989998
Adj $ / SQ:	164.853
Other Features:	139500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	719865
Depreciation:	77745
Depreciated Total:	642119

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

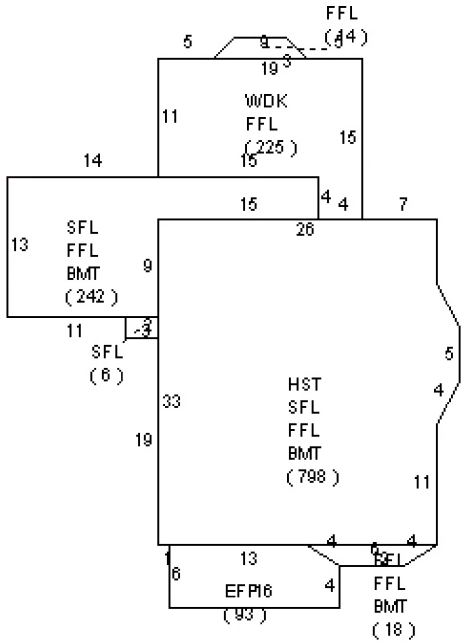
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.34
Special Features:	0	Val/Su Net:	155.25
Final Total:	642100	Val/Su SzAd	232.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,297	164.850	213,814
SFL	Second Floor	1,064	164.850	175,404
BMT	Basement	1,058	49.460	52,324
HST	Half Story	399	164.850	65,776
WDK	Deck	225	10.440	2,350
EFP	Enclos Porch	93	56.490	5,254
	Net Sketched Area:	4,136	Total:	514,922
Size Ad	2760	Gross Are	4535	FinArea 2760

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

033.0-0001-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	